

045.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,116,600 / 1,116,600

1,116,600 / 1,116,600

1,116,600 / 1,116,600

APPRaised:

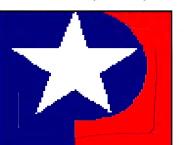
1,116,600 / 1,116,600

USE VALUE:

1,116,600 / 1,116,600

ASSESSED:

1,116,600 / 1,116,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TOWLE /SHARON/NORMAN/WILLIAM	
Owner 2: TOWLE/BARRY/GARRY	
Owner 3:	
Street 1: 22 FRANKLIN ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	Unit #:
Owner 1: TOWLE WILLIAM F -	
Owner 2: -	
Street 1: 22 FRANKLIN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		045.0-0007-0011.0

PREVIOUS ASSESSMENT	Parcel ID	Date								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	647,600	4300	5,360.	464,600	1,116,500	1,116,500	Year End Roll	12/18/2019
2019	105	FV	508,300	4300	5,360.	493,700	1,006,300	1,006,300	Year End Roll	1/3/2019
2018	105	FV	508,300	4300	5,360.	360,100	872,700	872,700	Year End Roll	12/20/2017
2017	105	FV	475,600	4300	5,360.	313,600	793,500	793,500	Year End Roll	1/3/2017
2016	105	FV	475,600	4300	5,360.	267,200	747,100	747,100	Year End	1/4/2016
2015	105	FV	421,700	4300	5,360.	261,400	687,400	687,400	Year End Roll	12/11/2014
2014	105	FV	421,700	4300	5,360.	214,900	640,900	640,900	Year End Roll	12/16/2013
2013	105	FV	439,600	4300	5,360.	204,400	648,300	648,300		12/13/2012

NOTES	PRINT
	Date
	Time
12/10/20	18:59:56

LAST REV	PRINT
	Date
	Time
04/09/19	15:04:32

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

3858

NARRATIVE DESCRIPTION	TAX DISTRICT	PAT ACCT.
This parcel contains 5,360 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1890, having primarily Aluminum Exterior and 4618 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.		

OTHER ASSESSMENTS	TAX DISTRICT	PAT ACCT.

PROPERTY FACTORS	TAX DISTRICT	PAT ACCT.

BUILDING PERMITS	ACTIVITY INFORMATION

DATE	RESULT	BY	NAME
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	TAX DISTRICT	PAT ACCT.

USE CODE	DESCRIPTION	LUC FACT	NO OF UNITS	DEPTH / PRICE UNITS	UNIT TYPE	LAND TYPE	LT FACTOR	BASE VALUE	UNIT PRICE	ADJ	NEIGH	NEIGH INFLU	NEIGH MOD	INFL 1	%	INFL 2	%	INFL 3	%	APPRAISED VALUE	ALT CLASS	%	SPEC LAND	J CODE	FACT	USE VALUE	NOTES
105	Three Fam.		5360		Sq. Ft.	Site		0	80.	1.08	1									464,639						464,600	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden				Full Bath: 3	Rating: Average																		
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 3 - Aluminum				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 5 - Mansard				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 2 - Slate				Kits: 3	Rating: Average																		
Color: YELLOW				A Kits:	Rating:																		
View / Desir:				Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION				1st Res Grid															
Year Blt: 1890	Eff Yr Blt:			Location:				Desc: Line 1		# Units: 3													
Alt LUC:		Alt %:		Total Units:				Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdct:		Fact: .		Floor:				Other															
Const Mod:				% Own:				Upper															
Lump Sum Adj:				Name:				Lvl 2															
INTERIOR INFORMATION				DEPRECIATION				Lvl 1															
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Lower															
Prim Int Wall: 2 - Plaster				Functional:				Totals	RMs: 15	BRs: 6	Baths: 3	HB											
Sec Int Wall:		%		Economic:																			
Partition: T - Typical				Special:																			
Prim Floors: 3 - Hardwood				Override:																			
Sec Floors:		%		Total:	31	%																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																			
Subfloor:				Basic \$ / SQ:	170.00																		
Bsmnt Gar:				Size Adj.: 0.87737113																			
Electric: 3 - Typical				Const Adj.: 1.03998995																			
Insulation: 2 - Typical				Adj \$ / SQ: 155.118																			
Int vs Ext: S				Other Features: 148000																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																			
# Heat Sys: 3				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 938706																			
% Com Wall		% Sprinkled:		Depreciation: 290999																			
				Depreciated Total: 647707																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0011.0										IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						AssessPro Patriot Properties, Inc
3	Garage	D	Y		120X20	A	FR	1915		21.25	T	50	105			4,300		4,300					
More: N				Total Yard Items:				4,300	Total Special Features:								Total:	4,300					